



**1 St. Martins Close, Lewannick,
Launceston, Cornwall, PL15 7QG**

Guide Price £299,950 Freehold





An attractive and much improved semi-detached house with views to Bodmin Moor yet close to amenities

- 3 Bedrooms
- Kitchen/Dining Room
 - Lounge
 - Family Bathroom
- Attractive Level Garden
- Boot Room & Utility Room
 - Off Road Parking
- EPC E & Council Tax B

SITUATION The property is located close to the primary school in the popular village of Lewannick with its thriving community spirit, a public house, church and village hall.

The town of Launceston is some 6 miles to the east with supermarkets, doctors', dentists' and veterinary surgeries together with educational facilities, a leisure centre and various sporting clubs. The vital A30 is a mile away and links the Cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

DESCRIPTION Built in the 1950's, a red brick ex-local authority house which has been subject to considerable expenditure and improvements by the current vendor.

The accommodation is illustrated on the floorplan and briefly comprises:

door into entrance hall with stairs rising to first floor. Double aspect lounge with contemporary wood burner and window overlooking garden. Kitchen/ dining room with range of base and wall level units, round inset sink, space for range style cooker with extractor over, space for dishwasher and upright fridge/freezer. Window to front aspect and patio doors opening to the garden from dining room with understairs pantry cupboard. Boot room with boarded loft and rear door into garden. Cloakroom with high flush WC and wash hand basin. Utility room with base level units, Belfast sink with window to front aspect, space for upright fridge/ freezer with space and plumbing for washing machine and tumble dryer.

The first-floor landing has window to the rear with stunning views over farmland to Bodmin Moor beyond, access to the loft space, separate cupboard for further storage.



Doors to all rooms including bedroom 1 with window to front aspect and a pair of inset wardrobes. Bedroom 2, window to front aspect and a built-in wardrobe. Bedroom 3, window to rear aspect with far distant views with potential to be an office/ craft room. The family bathroom comprises freestanding bath, walk in shower, low flush WC, vanity wash hand basin and frosted window to rear.

OUTSIDE To the front is a large gravel parking area providing ample space for at least 3 vehicles, with low-level boundary wall and magnolia tree. A concrete path leads to the front entrance and continues around the side of the property to a decked seating area, while a separate gravel path gives access to timber storage shed and greenhouse. Patio area with a wooden custom built BBQ shelter.

SERVICES Mains water, electric and drainage. LPG central heating. Double glazed. Council tax band B. Full EPC available on request. Broadband connected: FTTP. Mobile coverage: please visit Ofcom website. Please note the Agents have not tested or inspected these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, DJR Estate Agents & Auctioneers.

DIRECTIONS From Launceston, take the A30 towards Bodmin for approximately 4 miles and at the bottom of the hill, take the second exit signposted to Lewannick & Plusha. At the T-junction turn left and proceed into the village, turning right by the pub.

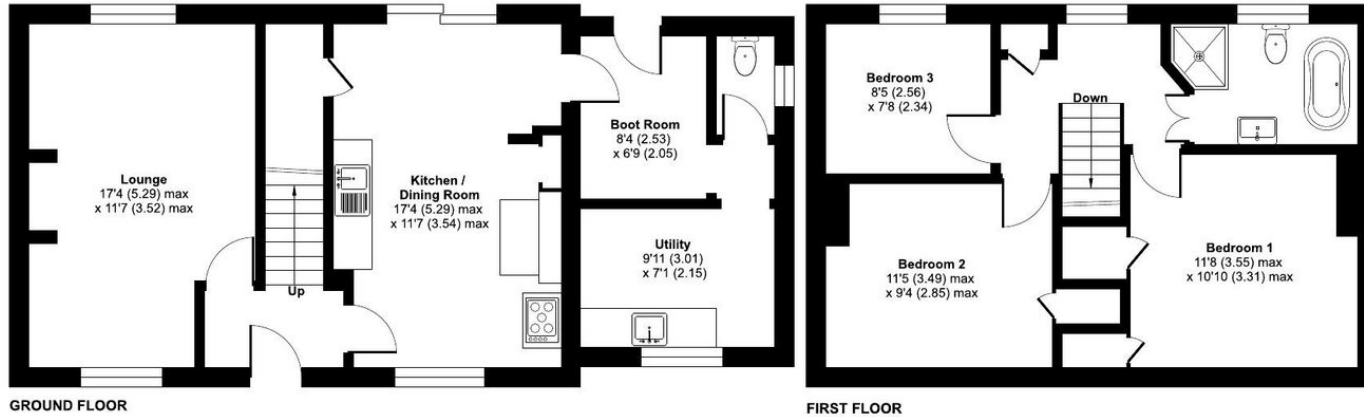
Keep the church on the left and proceed on this road for approximately 0.3 miles, carry on past the bus shelter and it will be the first property on the right, identifiable by the For Sale board.

Please note the postcode will not take you to the property.

SatNav: PL15 7QG
What3Words: ///agency.smallest.together

Approximate Area = 1120 sq ft / 104 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026
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For more information or to arrange a viewing, please contact us:

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